

SUMMARY OF FINAL ACTIONS
BY
BOARD OF COUNTY COMMISSIONERS

ADOPTED MAY 2013 CYCLE STANDARD AMENDMENTS
TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN
FOR MIAMI-DADE COUNTY
(Ordinance No. 14-30; March 5, 2014)

Prepared by the
Miami-Dade County Department of Regulatory and Economic Resources
111 NW 1 Street, 12th Floor
Miami, Florida 33128-1972

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INTRODUCTION

This report presents Application Nos. 2, 3, 5 and 7 standard amendments to the Comprehensive Development Master Plan (CDMP) that were adopted by the Miami-Dade Board of County Commissioners (Board) on March 5, 2014 (Ordinance No. 14-30) as part of the May 2013 CDMP Amendment Cycle. Application No. 2, 5 and 7 are amendments to the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map while Application No. 3 is a modification to an existing Declaration of Restrictions.

Summary of Final Actions

Included in this report (on page 1) is a section titled "Summary of Final Actions by the Board of County Commissioners on May 2013 Cycle Applications to Amend the CDMP." The Summary of Final Actions outlines the requests of the May 2013 standard CDMP amendment Application Nos. 2, 3, 5 and 7, and lists the final actions taken by the Board on each of the adopted applications.

Adopted Standard CDMP Amendment Applications

Following the Summary of Final Actions is an individual presentation of each of the adopted May 2013 Cycle Standard CDMP Amendment Application Nos. 2, 3, 5 and 7 on pages 3 through 13. A description of each adopted application is presented along with illustrations of how it amends the CDMP LUP map and/or text.

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**SUMMARY OF FINAL ACTIONS
BY BOARD OF COUNTY COMMISSIONERS
ON MAY 2013 CYCLE APPLICATIONS TO AMEND THE CDMP
(Ordinance No. 14-30; Adopted March 5, 2014)**

Application Number	Applicant (Representative) Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE ELEMENT TEXT/ LAND USE PLAN MAP	Final Commission Action
2	<p>OROT Flagler, LLC/Juan J. Mayol, Jr., Esq. and Tracy R. Slavens, Esq.</p> <p>Southwest corner of the intersection of West Flagler Street and SW 92 Avenue (±3.3 Gross; ±2.3 Net)</p> <p><u>Requested CDMP Amendment</u></p> <ol style="list-style-type: none"> Redesignate application site on the Land Use Plan map: From: "Office/Residential" To: "Business and Office" Revise the Restrictions Table in Appendix A of the CDMP Land Use Element to include the Proffered Declaration of Restrictions if accepted by the Board. 	<p>Adopt as Transmitted with Acceptance of the Proffered Declaration of Restrictions</p>
3	<p>Fontainebleau Place, LLC/Juan J. Mayol, Jr., Esq., Richard A. Perez, Esq. and Tracy R. Slavens, Esq.</p> <p>Northeast corner of the intersection of West Flagler Street and NW 102 Avenue ±41.0 Gross; ±39.0 Net)</p> <p><u>Requested CDMP Amendment</u></p> <p>Modify existing Declaration of Restrictions (April 2008 Cycle Application No. 9) in the Restrictions Table in Appendix A of the CDMP Land Use Element to replace the commitment to develop a minimum of 150 "elderly housing" units with a provision allowing the development on the subject property of "no less than 150 and no more than 200 dwelling units designated for elderly housing"; or "no less than 125 and no more than 150 dwelling units designated for student housing"; or "no less than 150 and no more than 175 conventional multi-family dwelling units."</p>	<p>Adopt Modification of Existing Declaration of Restrictions as Transmitted with Acceptance of the Additional Proffered Declaration of Restrictions [additional Declaration of Restrictions requires donation of \$200,000 to the Parks Foundation of Miami-Dade and preparation of a security plan].</p>

Application Number	Applicant (Representative) Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE ELEMENT TEXT/ LAND USE PLAN MAP	Final Commission Action
5	<p>Master Development, Inc./Tracy R. Slavens, Esq. and Hugo P. Arza, Esq.</p> <p>Northwest corner of the intersection of theoretical SW 2 Street and SW 137 Avenue (±9.84 Gross; ±9.1 Net)</p> <p><u>Requested CDMP Amendment</u></p> <ol style="list-style-type: none"> Redesignate application site on the Land Use Plan map: From: "Industrial and Office" To: "Business and Office" Revise the Restrictions Table in Appendix A of the CDMP Land Use Element to include the Proffered Declaration of Restrictions if accepted by the Board. 	<p>"Adopt as Transmitted with Acceptance of the Proffered Declaration of Restrictions" provided that within 30 days of this action, the Applicant submits to the Department the fully executed Declaration of Restrictions with the appropriate Opinion of Title and Joinder, otherwise the application shall be deemed withdrawn.</p>
7	<p>137 Holdings, LLC/Graham Penn, Esq. and Melissa Tapanes Llahues, Esq.</p> <p>Southwest corner of the intersection of SW 137 Avenue and SW 272 Street (±12.0 Gross; ±10.7 Net)</p> <p><u>Requested CDMP Amendment</u></p> <ol style="list-style-type: none"> Redesignate Parcel B of the application on site on the Land Use Plan map: From: "Low-Medium Density Residential (6 to 13 dwelling units per gross acre)" and "Business and Office" To: "Medium Density Residential (13 to 25 dwelling units per gross acre)" Release and delete the Declaration of Restrictions recorded in Book 22345 Pages 1710 to 1725 of the County Official records; and Revise the Restrictions Table in Appendix A of the CDMP Land Use Element to include the Proffered Declaration of Restrictions if accepted by the Board. 	<p>Adopt as Transmitted with Acceptance of the Proffered Declaration of Restrictions</p>

**MAY 2013 CYCLE
SMALL-SCALE AMENDMENT APPLICATION NO. 2
ADOPTED BY THE MIAMI-DADE BOARD OF COUNTY COMMISSIONERS
Ordinance No. 14-30; Adopted March 5, 2014**

Applicant

OROT Flagler, LLC.
c/o Manuel Grosskopf, Manager
1000 East Hallandale Beach Boulevard, Suite B
Hallandale Beach, Florida 33009

Applicant's Representative

Juan J. Mayol, Jr., Esq. and Tracy R. Slavens, Esq.
Holland & Knight, LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131
(305) 374-8500

Board of County Commissioners Final Action:

Adopt as Transmitted with Acceptance of the Proffered Declaration of Restrictions

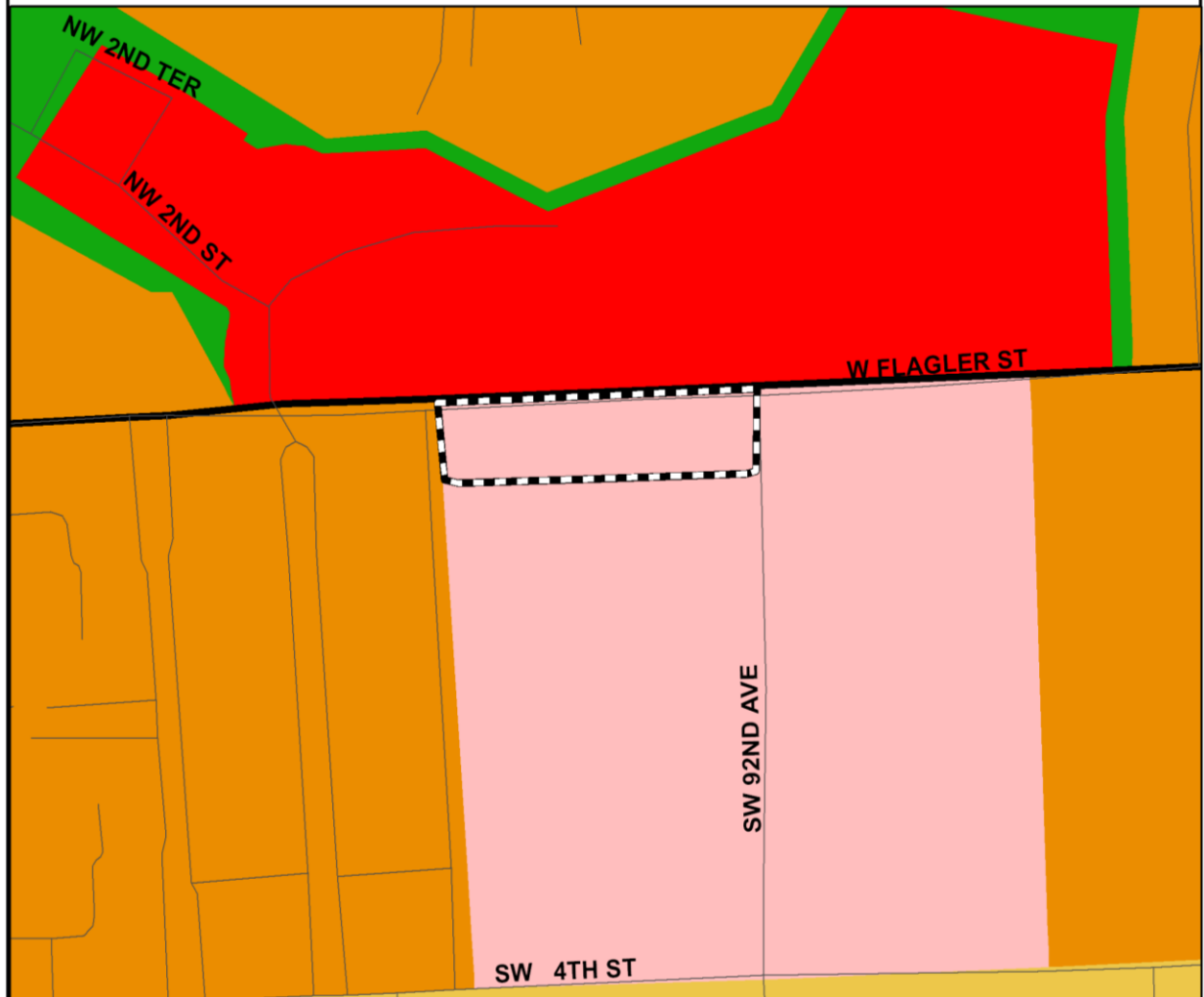
Description of Amendment as Adopted

1. Redesignate the ±3.3 gross acres (±2.3 net) application site on the CDMP Adopted 2020 and 2030 Land Use Plan map as follows:
From: "Office/Residential"
To: "Business and Office"
2. Revise the Restrictions Table in Appendix A of the CDMP Land Use Element to include the Proffered Declaration of Restrictions if accepted by the Board.

The revision to the Restrictions Table in Appendix A of the CDMP Land Use Element is presented below and the Land Use Plan maps depicting the change in DMP land use designation on the application site are presented on Pages 6 and 7.

Amendment Cycle	Application No.	General Location/ (Township-Range-Section)	Type of Restriction	Summary of Restrictions
<u>May 2013-2014</u>	<u>2</u>	<u>Southwest corner of the intersection of West Flagler Street and SW 92 Avenue (54-40-04)</u>	<u>Declaration of Restrictions</u>	<u>Residential development is prohibited on the subject property.</u>

APPLICATION NO. 2 CDMP LAND USE



APPLICATION AREA

Source: Miami-Dade County
Department of Regulatory and Economic Resources
July 2013

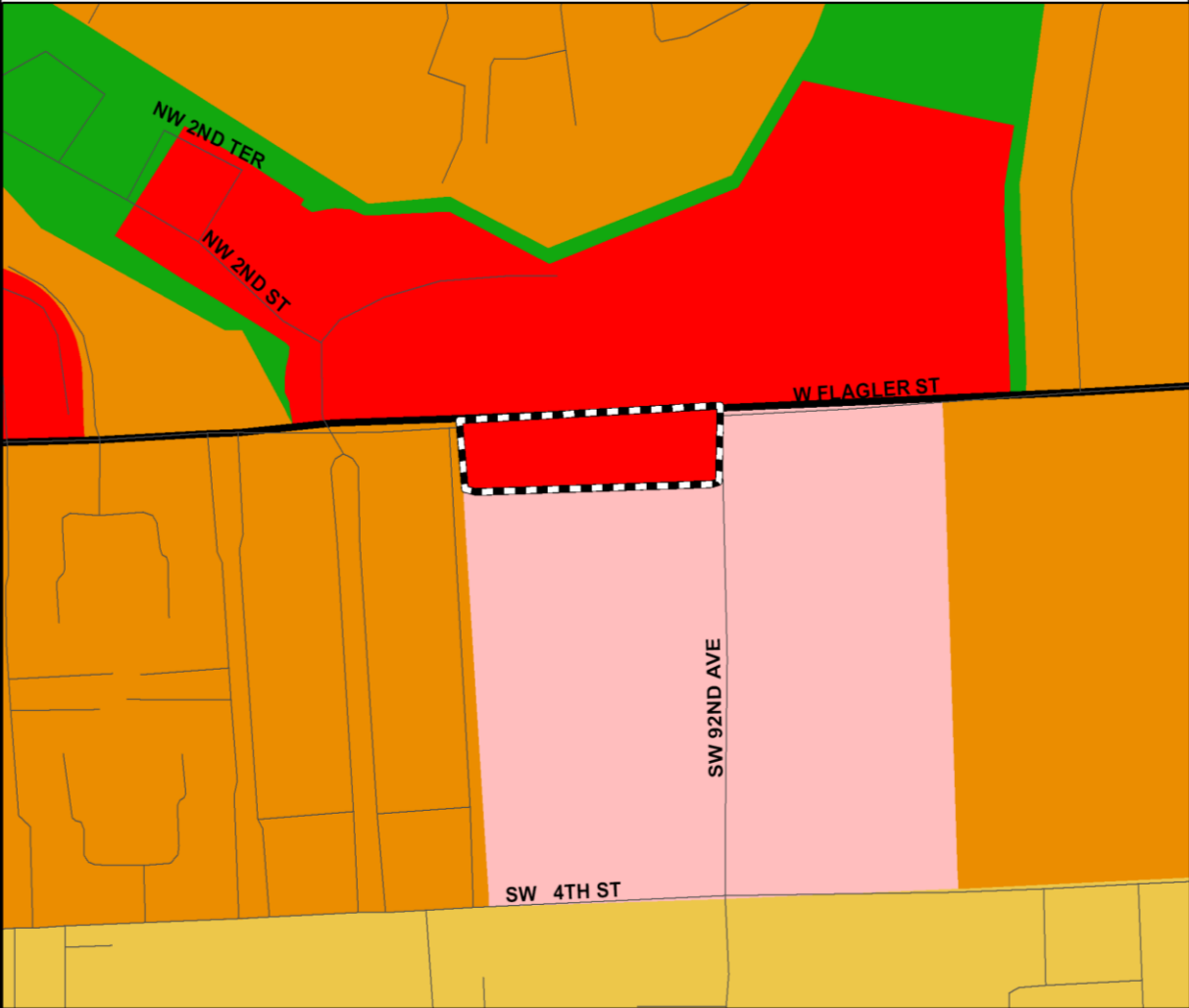
CDMP LAND USE

- MEDIUM DENSITY (13-25 DU/AC)
- BUSINESS AND OFFICE
- OFFICE/RESIDENTIAL
- PARKS AND RECREATION
- MAJOR ROADWAYS (3 OR MORE LANES)

0 0.0375 0.075 0.15
Miles








APPLICATION NO. 2
PROPOSED CDMP LAND USE

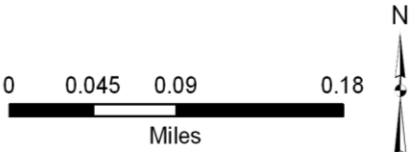


APPLICATION AREA

Source: Miami-Dade County
Department of Regulatory and Economic Resources
July 2013

CDMP LAND USE

-  MEDIUM DENSITY (13-25 DU/AC)
-  BUSINESS AND OFFICE
-  OFFICE/RESIDENTIAL
-  PARKS AND RECREATION
-  MAJOR ROADWAYS (3 OR MORE LANES)



**MAY 2013 CYCLE
STANDARD AMENDMENT APPLICATION NO. 3
ADOPTED BY THE MIAMI-DADE BOARD OF COUNTY COMMISSIONERS
Ordinance No. 14-30; Adopted March 5, 2014**

Applicant

Fontainebleau Place, LLC.
3750 Yacht Club Drive
Aventura, Florida 33180

Applicant's Representative

Juan J. Mayol, Jr., Esq., Richard A. Perez, Esq. and Tracy R. Slavens, Esq.
Holland & Knight, LLP
701 Brickell Avenue Suite 3000
Miami, Florida 33131
(305) 374-8500

Board of County Commissioners Final Action:

Adopt Modification of Existing Declaration of Restrictions as Transmitted with Acceptance of the Additional Proffered Declaration of Restrictions [additional Declaration of Restrictions requires donation of \$200,000 to the Parks Foundation of Miami-Dade and preparation of a security plan]

Description of Amendment as Adopted

1. Modify existing Declaration of Restrictions (April 2008 Cycle Application No. 9) in the Restrictions Table in Appendix A of the CDMP Land Use Element to replace the commitment to develop a minimum of 150 "elderly housing" units with a provision allowing the development on the subject property of "no less than 150 and no more than 200 dwelling units designated for elderly housing"; or "no less than 125 and no more than 150 dwelling units designated for student housing"; or "no less than 150 and no more than 175 conventional multi-family dwelling units."
2. Revise the Restrictions Table in Appendix A in the Land Use Element to include the new proffered Declaration of Restrictions.

The revision to the Restrictions Table in Appendix A of the CDMP Land Use Element is presented below.

Amendment Cycle	Application No.	General Location/ (Township-Range-Section)	Type of Restriction	Summary of Restrictions
April 2008-2009	9	Northeast corner of the intersection of West Flagler Street and NW 102 Avenue (54-40-05)	Declaration of Restrictions	Restricts <u>non-residential</u> development on property to 375,000 sq. ft. of retail, commercial, personal services, and offices.
<u>May 2013-2014</u>	<u>3</u>	<i>Northeast corner of the intersection of West Flagler Street and NW 102 Avenue (54-40-05)</i>	<i>Modifications to existing Declaration of Restrictions</i>	Restricts <u>residential</u> development to no less than 150 and no more than 200 elderly housing units; or no less than 125 and no more than 150 student housing units; or no less than 150

Amendment Cycle	Application No.	General Location/ (Township-Range-Section)	Type of Restriction	Summary of Restrictions
<u>May 2013-2014</u>	<u>3</u>	Northeast corner of the intersection of West Flagler Street and NW 102 Avenue (54-40-05)	Declaration of Restrictions	<p>and no more than 175 multi-family units, and at least 150 dwelling units for elderly housing. Any storm water retention areas may occupy the north 2 acres of the property. Restricts height of buildings and proximity to residential areas to west of property. Landscaped buffer shall be installed to the west and north area of property, including a six feet high CBS wall along the outside line of buffer. Prohibits certain uses on property. Prohibits delivery trucks from entering/exiting property from West Park Drive. Owner agrees to implement water conservation and re-use standards. Owner to allow encroachment on property for the provision of a bus pull-out bay and bus shelter along property frontage on West Park Drive and W. Flagler Street.</p> <p><u>Owner to contribute \$200,000 to Parks Foundation of Miami-Dade County; owner shall submit an On-site Security Plan to the Department of Regulatory and Economic Resources;</u></p>

**MAY 2013 CYCLE
STANDARD AMENDMENT APPLICATION NO. 5
ADOPTED BY THE MIAMI-DADE BOARD OF COUNTY COMMISSIONERS
Ordinance No. 14-30; Adopted March 5, 2014**

Applicant

Master Development Inc.
c/o Robert L. Shapiro
21101 NE 38 Avenue
Aventura, Florida 33180

Applicant's Representative

Tracy R. Slavens, Esq. and Hugo P. Arza, Esq.
Holland & Knight, LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131
(305) 374-8500

Board of County Commissioners Final Action:

“Adopt as Transmitted with Acceptance of the Proffered Declaration of Restrictions” provided that within 30 days of this action, the Applicant submits to the Department the fully executed Declaration of Restrictions with the appropriate Opinion of Title and Joinder, otherwise the application shall be deemed withdrawn.

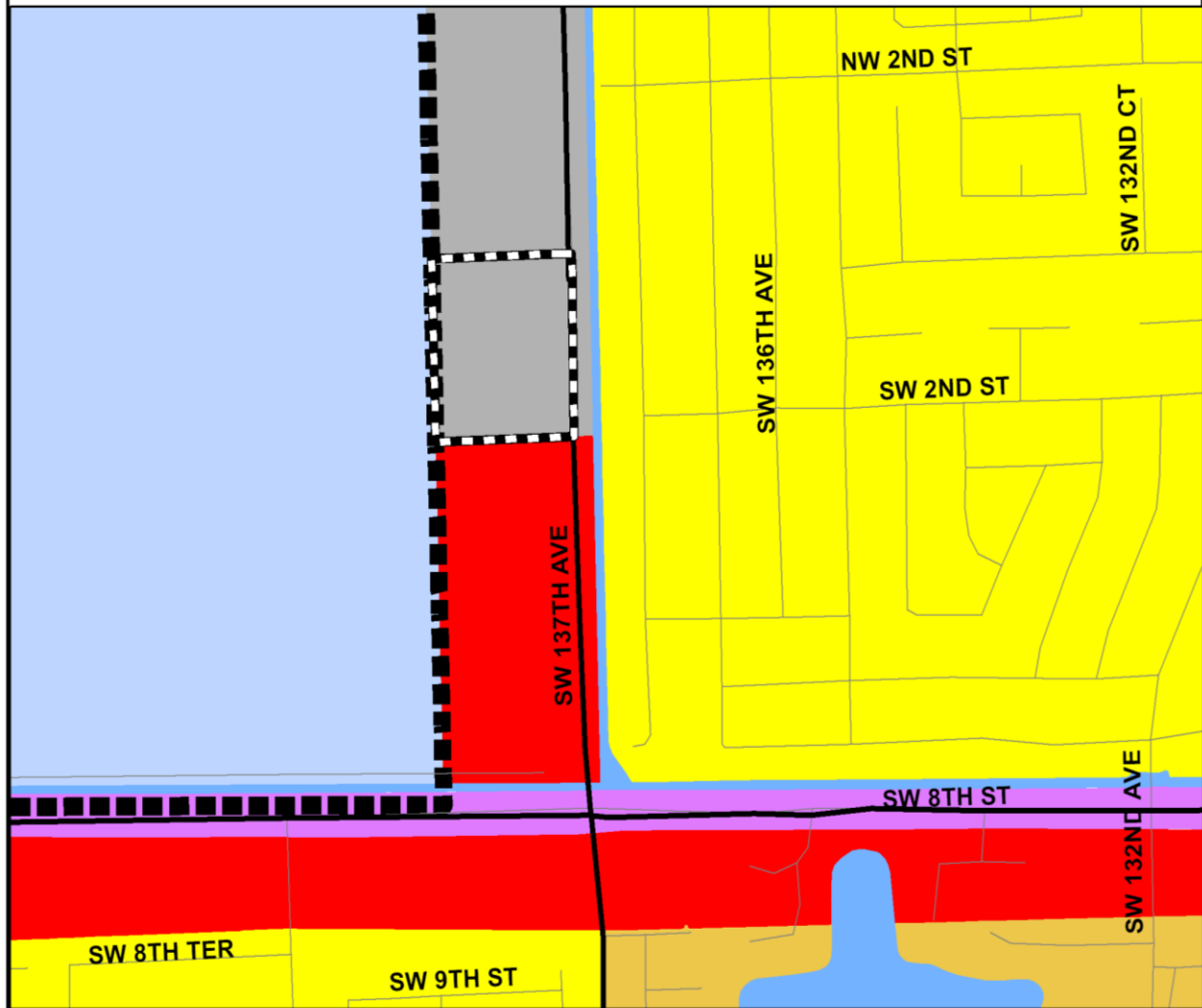
Description of Amendment as Adopted

1. Redesignate application site on the Land Use Plan map:
From: “Industrial and Office”
To: “Business and Office”
2. Revise the Restrictions Table in Appendix A of the CDMP Land Use Element to include the Proffered Declaration of Restrictions if accepted by the Board.

The revision to the Restrictions Table in Appendix A of the CDMP Land Use Element is presented below and the Land Use Plan maps depicting the change in DMP land use designation on the application site are presented on Pages 6 and 7.

Amendment Cycle	Application No.	General Location/ (Township-Range-Section)	Type of Restriction	Summary of Restrictions
<u>May</u> <u>2013-2014</u>	<u>5</u>	<u>Northwest corner of the intersection of theoretical SW 2 Street and SW 137 Avenue</u> <u>(54-39-03)</u>	<u>Declaration of Restrictions</u>	<u>Maximum development on the property shall not exceed 113,700 square feet of commercial uses. Residential development is prohibited on the property.</u>

APPLICATION NO. 5 CDMP LAND USE



APPLICATION AREA



2015 URBAN DEVELOPMENT BOUNDARY

CDMP LAND USE



LOW DENSITY (2.5-6 DU/AC)



LOW-MEDIUM DENSITY (6-13 DU/AC)



INDUSTRIAL AND OFFICE



BUSINESS AND OFFICE



OPEN LAND



WATER

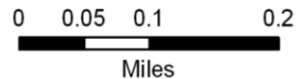


TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)

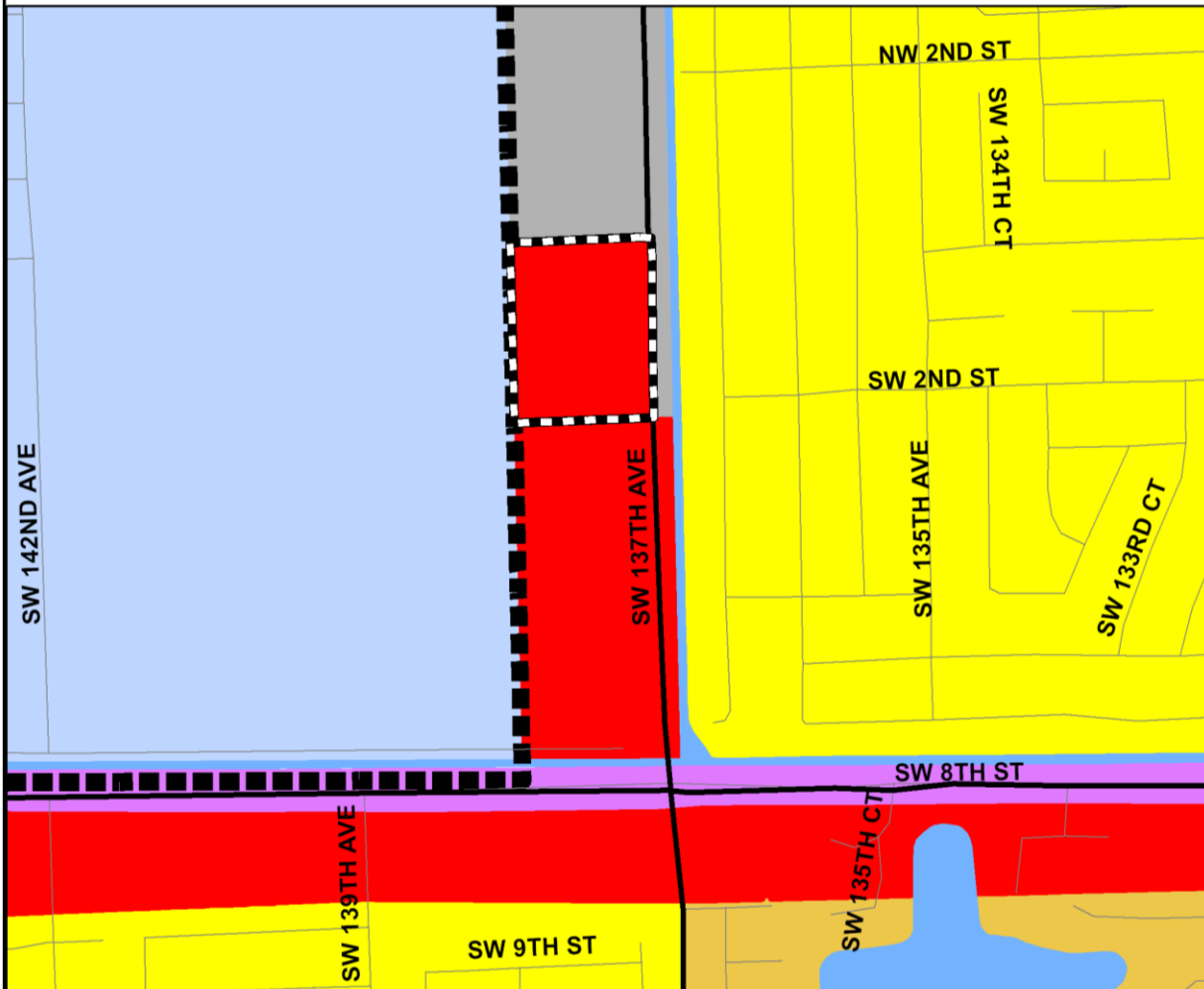


MAJOR ROADWAYS (3 OR MORE LANES)

Source: Miami-Dade County
Department of Regulatory and Economic Resources
July 2013



APPLICATION NO. 5 PROPOSED CDMP LAND USE



APPLICATION AREA



2015 URBAN DEVELOPMENT BOUNDARY

CDMP LAND USE



LOW DENSITY (2.5-6 DU/AC)



LOW-MEDIUM DENSITY (6-13 DU/AC)



INDUSTRIAL AND OFFICE



BUSINESS AND OFFICE



OPEN LAND

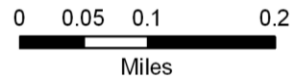


WATER



MAJOR ROADWAYS (3 OR MORE LANES)

Source: Miami-Dade County
Department of Regulatory and Economic Resources
July 2013



MAY 2013 CYCLE

STANDARD AMENDMENT APPLICATION NO. 7
ADOPTED BY THE MIAMI-DADE BOARD OF COUNTY COMMISSIONERS
Ordinance No. 14-30; Adopted March 5, 2014

Applicant

137 Holdings, LLC
2990 Ponce De Leon Boulevard, Suite 500
Coral Gables, Florida 33134

Applicant's Representative

Melissa Tapanes Llahues, Esq. and Graham Penn, Esq.
Bercow, Radell, & Fernandez, P. A.
200 South Biscayne Boulevard, Suite 850
Miami, Florida 33131
(305) 374-5300

Board of County Commissioners Final Action:

Adopt as Transmitted with Acceptance of the Proffered Declaration of Restrictions

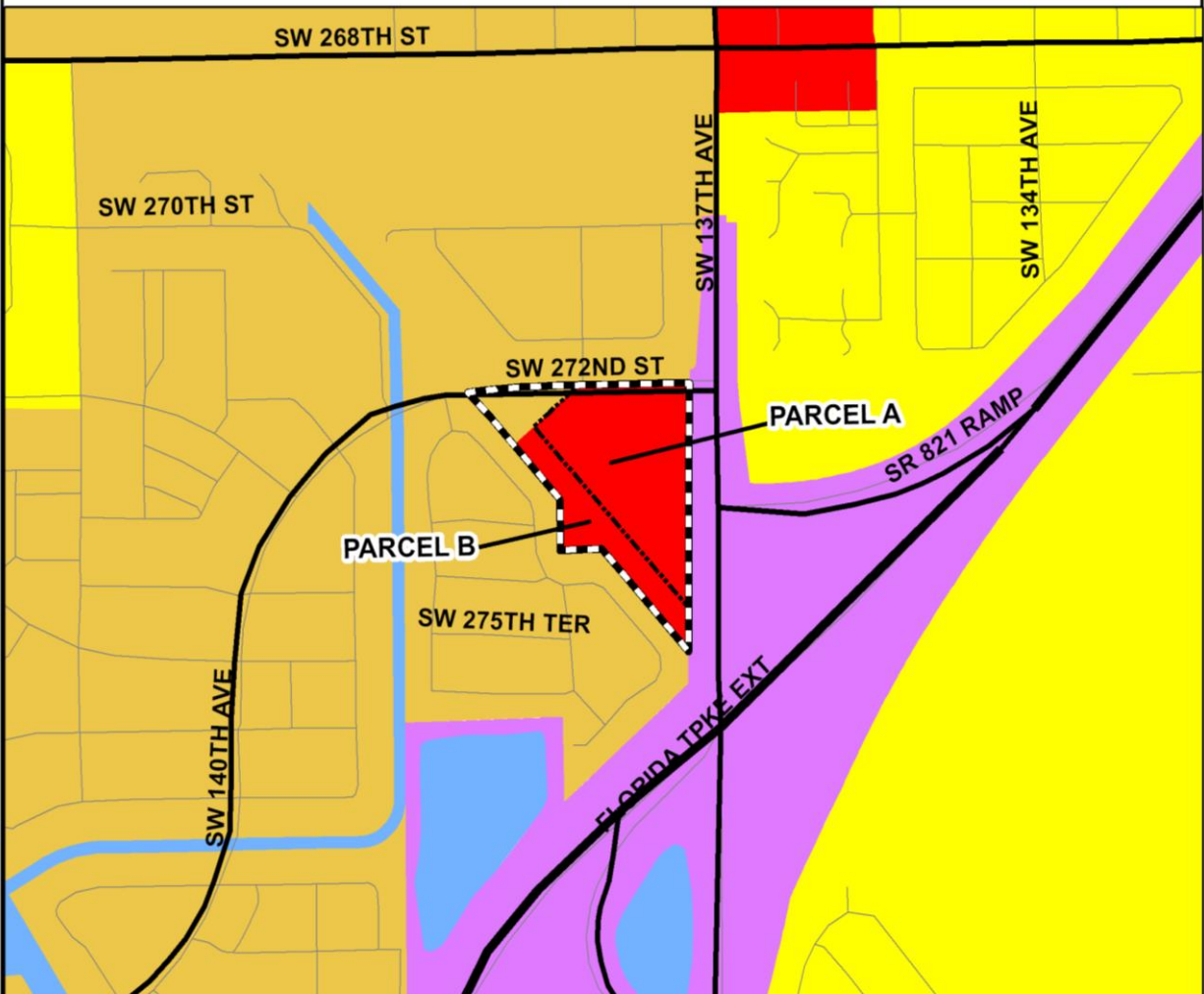
Description of Amendment as Adopted

1. Redesignate Parcel B of the application on site on the Land Use Plan map:
From: "Low-Medium Density Residential (6 to 13 dwelling units per gross acre)" and "Business and Office"
To: "Medium Density Residential (13 to 25 dwelling units per gross acre)"
2. Release and delete the Declaration of Restrictions recorded in Book 22345 Pages 1710 to 1725 of the County Official records; and
3. Revise the Restrictions Table in Appendix A of the CDMP Land Use Element to include the new Proffered Declaration of Restrictions, if accepted by the Board.

The revision to the Restrictions Table in Appendix A of the CDMP Land Use Element is presented below and the Land Use Plan maps depicting the change in DMP land use designation on the application site are presented on Pages 6 and 7.

Amendment Cycle	Application No.	General Location/ (Township-Range-Section)	Type of Restriction	Summary of Restrictions
<u>May 2013-2014</u>	<u>7</u>	<u>Southwest corner of the intersection of SW 137 Avenue and SW 272 Street (56-39-34)</u>	<u>Declaration of Restrictions</u>	<u>Residential development on the property to be limited to a maximum of 272 units; owner to provide at least 0.80 acres of publicly accessible open space in the form of up to two separate park areas; and prior to final plat, owner shall work with Miami-Dade Transit to accommodate future transit facilities on the property, or on adjacent streets.</u>

APPLICATION NO. 7 CDMP LAND USE



APPLICATION AREA

Source: Miami-Dade County
Department of Regulatory and Economic Resources
July 2013

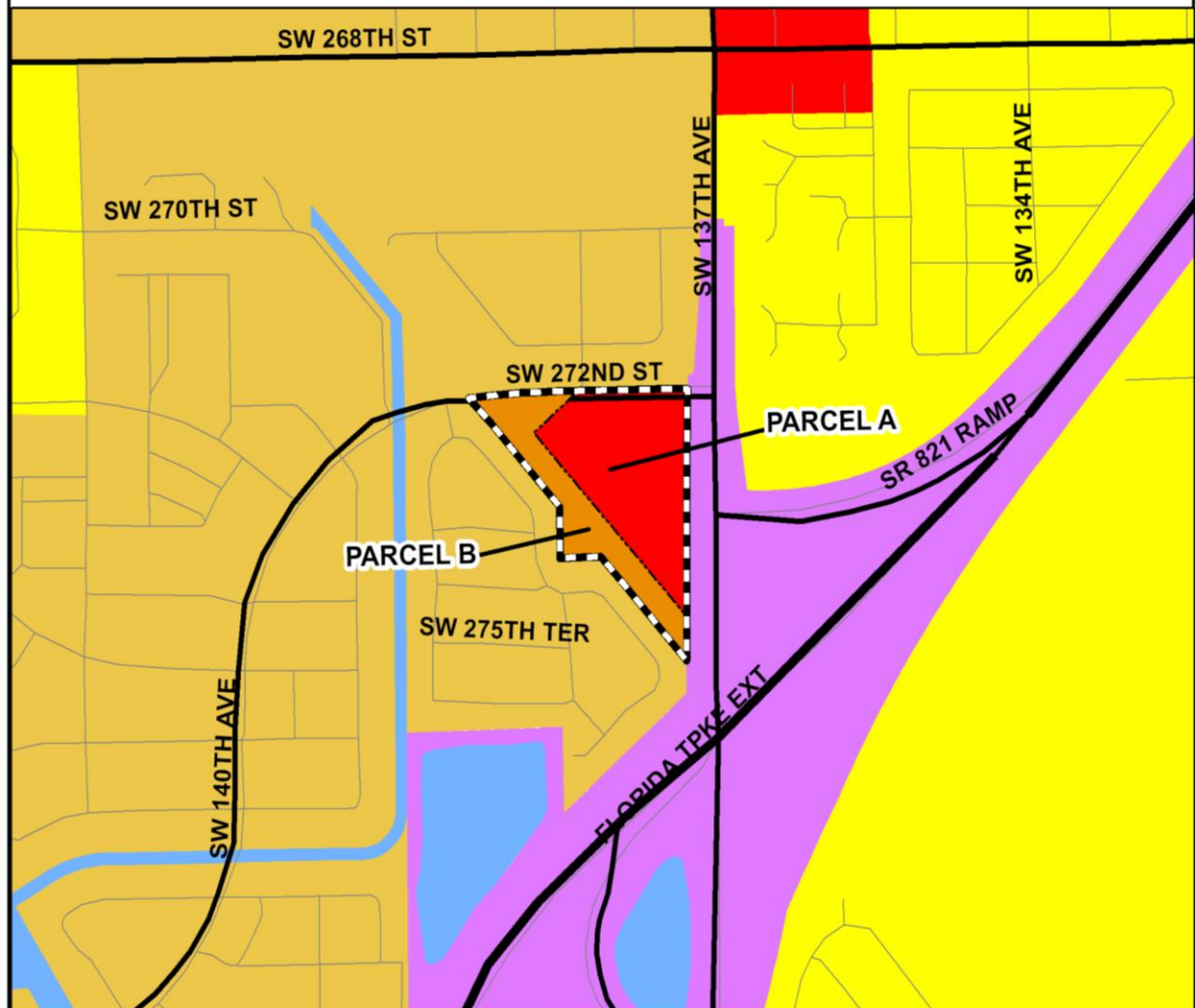
CDMP LAND USE

- LOW DENSITY (2.5-6 DU/AC)
- LOW-MEDIUM DENSITY (6-13 DU/AC)
- INDUSTRIAL AND OFFICE
- BUSINESS AND OFFICE
- WATER
- TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)
- EXPRESSWAYS
- MAJOR ROADWAYS (3 OR MORE LANES)
- MINOR ROADWAYS (2 LANES)

0 0.05 0.1 0.2
Miles



APPLICATION NO. 7 PROPOSED CDMP LAND USE



APPLICATION AREA

Source: Miami-Dade County
Department of Regulatory and Economic Resources
July 2013

CDMP LAND USE

- LOW DENSITY (2.5-6 DU/AC)
- LOW-MEDIUM DENSITY (6-13 DU/AC)
- MEDIUM DENSITY (13-25 DU/AC)
- INDUSTRIAL AND OFFICE
- BUSINESS AND OFFICE
- WATER
- TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)

- EXPRESSWAYS
- MAJOR ROADWAYS (3 OR MORE LANES)
- MINOR ROADWAYS (2 LANES)

